PT OF LOT 13
IN OR 2376/284
RAINBOW ACRES SUB UNR PLAT

WILSON SUMMER C/BURCH BRADLY M
95237 RAINBOW ACRES RD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-5210-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

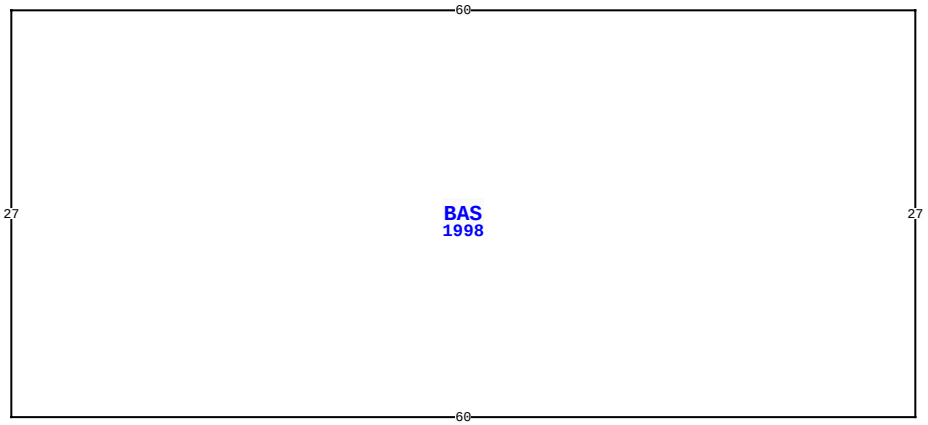
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	119,410
TOTALS	1,620		1,620	119,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	140.4000	105.30	170,586	1998	2012	0	0	0	30.00	70.00

1 M/H 94+ – 0% - 0 Heated Area: 1620 HX Base Yr



95237 RAINBOW ACRES RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	119,410
TOTAL MARKET OB/XF VALUE	3,348
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	197,758
SOH/AGL Deduction	31,606
ASSESSED VALUE	166,152
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,152
TOTAL JUST VALUE	197,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/0284	7/07/2020	SW	Q	I	01	170,000
GRANTOR: JAX LEO COMPANY INC						
GRANTEE: WILSON SUMMER C & B						
2302/0774	8/28/2019	SW	U	I	12	65,000
GRANTOR: MANUFACTURED HOUSING						
GRANTEE: JAX LEO COMPANY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W60 S27 E60 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2020	2020	3	90	864	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2020	2020	3	90	864	

LAND DESCRIPTION

TOTAL OB/XF 3,348

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/23/2020 BY KW Total Acres: 1.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS